

\$535,000 - 207, 400 Mackenzie Boulevard, Fort McMurray

MLS® #A2122319

\$535,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Mackenzie Park, Fort McMurray, Alberta

FOR SALE 1789 SF WAREHOUSE BAY
IMPROVED 2-PIECE WASHROOM IN THE
KUUSAMO BUILT FIRST-CLASS
DEVELOPMENT. Flexible use. Ideal for light
to medium industrial, small business, industrial
retail, & other applications. Pre-cast
construction building, front-grade loading.
Includes 5 parking stalls #P70, P71, P72, P81
and P98. Includes a 12' x 16' overhead door,
floor drain, man door & ceiling heights of
22'±™. Excellent exposure on Mackenzie
Blvd. Located in the southeast sector of the
community adjacent to Highway 63 with direct
access to Highway 69, MacKenzie Industrial
Park offers convenient access to the airport &
the downtown core. Hurry & take advantage
of this opportunity!!! Affordable condo fees are
\$538.96, including common area care,
landscaping, garbage removal, water & sewer,
professional management, and reserve fund
contributions. This property is currently leased
and will be sold with Tenant in Place.

Built in 2012

Essential Information

MLS® #	A2122319
Price	\$535,000
Bathrooms	0.00
Acres	0.00



Year Built	2012
Type	Commercial
Sub-Type	Warehouse
Status	Active

Community Information

Address	207, 400 Mackenzie Boulevard
Subdivision	Mackenzie Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4C4

Amenities

Parking Spaces	5
----------------	---

Exterior

Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Days on Market	371
Zoning	BI

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.